







Twinbrook Neighborhood Plan

Adopted April 27, 2009



City of Rockville
Dept. of Community Planning and Development Services
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tial and very limited commercial uses. The mix of uses may be vertical or horizontal, depending upon site design. The area has not traditionally been used by auto-related businesses and none should be allowed in the future. However, the area's proximity to Metro may make residential uses attractive, and residential units should be located on upper floors and facing onto Lewis Avenue. Live-work units should also be encouraged.

The I-L zone should be confirmed.

5946 Halpine Road

This 766-square foot house occupies a 0.50-acre site adjacent to the future Twinbrook Station and the Twinbrook Metro, in between the former Suburban Propane site and the Cambridge Walk Townhomes. For many years the house acted as an office for a construction business and construction equipment is stored in the rear yard. The site is zoned R-60 and is a non-conforming use. The R-60 zone should be retained for single-family housing on the site if it is developed, or the site should be acquired for additional park and green space, should it become available. The Mayor and Council should explore ways to eliminate the existing non-conforming use and convert it to parkland or single-family use.

Twinbrook Parkway Service Industrial Area

This is a triangular area between Twinbrook Parkway (on the east), Ardennes Avenue (on the south), and Halpine Road (further to the west). It is adjacent to the planned Twinbrook Station development, contains five separate properties and has a combined land area of approximately 8.0 acres. The area abuts the City boundary and poses particular issues as two of the properties in the area come under the County's jurisdiction, while the remaining three lie within City limits. It is recommended that the two properties currently in the County be annexed into the City.

This Plan recommends that the area should remain within Planning Area 8 so that it can act as a transitional buffer between Twinbrook Station and the adjacent residential neighborhoods. The MXB zone would be appropriate for this area, with the provision that no auto-related uses should be allowed.

12710 and 12730 Twinbrook Parkway (located in Montgomery County)

These two sites, which front onto Twinbrook Parkway, are located outside the City boundary and are thus covered by the MNCPPC Twinbrook Sector Plan. The two sites together have a land area of approximately one acre and the Sector Plan recommends that they be rezoned from O-M to TMX-2 with a 1.5 FAR cap. Height and density are guided by the site size and FAR in the TMX-2 zone and – should the sites redevelop – this should allow for buildings that are compatible with those across Twinbrook Parkway (in the County) and adjacent properties within the City limits.

This Plan recommends that should these two sites annex into the City they should be rezoned MXB, with a recommended land use of office/office laboratory.

12720 Twinbrook Parkway

The property, while having a Twinbrook Parkway address, has street frontage on Ardennes Avenue. The site is 4.01 acres and was previously zoned I-1 which precluded residential development. It is currently occupied by a one-story office building that is leased to the GSA/FDA through May 2009. The northwestern boundary of the site abuts a treed buffer, owned and managed by the City of Rockville, which in turn abuts Halpine Road. The southern boundary of the site abuts the Meljay-Uniwest property. Eight single-family homes are located on the opposite side of Halpine Road, seven within City limits and one, at the intersection of Pier Drive, in Montgomery County.

The property is owned by AvalonBay, an Alexandria, Virginia-based REIT that specializes